

Builders Sure Larchmont House Will Be Finished This Week

Plans Altered to Fit Larchmont Corner Site

Purpose Being Construction of Model Dwelling, Proper Orientation on Building Plot Required Minor Changes in Scheme for Lower Floors

By L. Porter Moore
Member Building Plans Committee,
President Home Owners' Service
Institute, Inc.

Awarded first group prize in the recent National Architect's "Small House Competition," featured in model form at the 1922 New York "On Your Home" Exposition, selected by the National Lumber Manufacturers' Association as one of the best Colonial frame house designs planned in recent years and favored by the New York Lumber Trade Association, Tribune Plan No. 6 was unanimously selected by the Building Plans Committee.

Requests of Tribune readers for the construction of a five-room frame house in the series of small houses being built under the supervision of the Home Owners' Service Institute, economy of its construction, space conservation, room arrangement and convenience, architectural merit and the fact that it was designed by a well known New York architect—John Floyd Yewell—all were taken into consideration in its selection.

Proper Orientation Is Essential
Following the purchase of the building site at Larchmont Gardens before actual construction was begun by the Empire Homebuilding Association and building contract signed, two vitally important factors were determined:

1—Proper orientation on the lot.
2—Required alterations in design to permit of special installation.

Unless these two elements are considered before a contract is signed changes may have to be made later and the owner will pay for them, nine chances out of ten, as "extras."

Orientation is defined by Webster as "construction with reference to the sun." Henry Atterbury Smith, architectural adviser on the Tribune Building Plans Committee, visited the site, in locating the house on the lot local building code requirements as to distance required between the sidewalk and the house, location of prevailing winds, location of trees, sunlight and shadow and the like all were considered, as well as its adaptability to the topography of the land.

It was found necessary to change two floor plans, the basement and first floor. The alterations in drawings cost only \$10.

House No. 6 at Larchmont Gardens faces east on Harmon Drive. It was necessary to "orient" it thus in order to have the entrance from that side and permit of the living porch facing south on Weaver Street and the dining porch, or sun room, on to the back yard and north.

This necessitated locating the warm air heating furnace on the opposite side of the cellar stairs from that originally specified by the architect. Mr. Yewell was called into consultation and approved the alterations in plans. The furnace had to be changed in order to place the cold air intake near the furnace, thus providing fresh air from the north and east, direction of the prevailing wind on the lot.

As the decision also had been made to locate an electrically equipped laundry in the basement, with clothes washer and ironer, and mangle electrically driven, excavation of the entire cellar had been specified. Plans were altered accordingly, as illustrated. The laundry tubs were located beneath an opening and window for better lighting. Two extra areas and windows were necessary to light the storeroom.

These basement alterations added 1,638 cubic feet to the contents of the house, 11th 22nd square feet more of cement floor, additional concrete masonry walls and 42 cubic yards of extra excavation.

It was done to make House No. 6 more adaptable in use as the official demonstration home for the New York observance of "Better Homes Week in America."

Minor Change on First Floor
Only one alteration was made in the first floor plan, as indicated. Placing the laundry in the basement, it was permitted of the utilization of that space for the installation of a Murphy In-A-Dor bed. This provides in the the extra emergency guest accommodations and readily increases the sleeping quarters by one room.

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Tribune Model House No. 6, building at LARCHMONT is being finished by

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PREVENT CRACKS AND STOP FIRE

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In addition, the following two alternatives are suggested:

1—Clip Out and Hand To Your Architect, Contractor, Dealer

2—Alternate 1—(A) Use Metal Lath on the ceiling of the living room, dining room, entry hall, around and under the stairs and stairwell where exposed to view from the main floor.

(B) Use a 12-in. strip bent into the corners of the living room, dining room and entry hall (to prevent corner cracks).

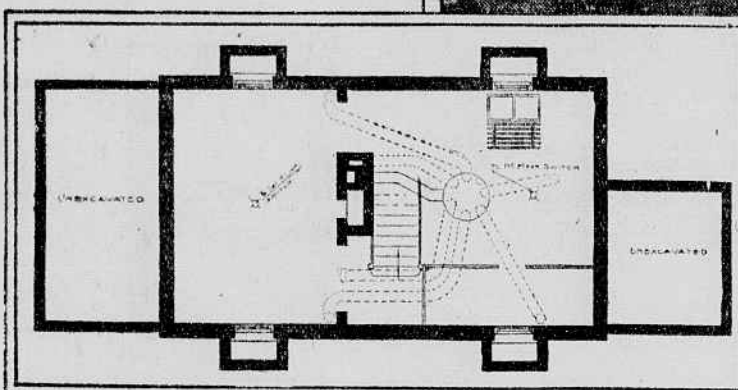
3—Alternate 2—(A) Use Metal Lath for the walls of the living room, dining room and entry hall.

(B) Use Metal Lath for the balcony of the basement ceiling.

For literature and information write to ASSOCIATED METAL LATH MFGS., 27 W. 38th St., New York City

Cancelled behind an ordinary single door opening into the living room is a bed of regular proportions and usual comforts, like any ordinary bed, except that it can be swung and turned up into the closet. A large percentage of the closet space can be used for usual purposes.

Neither of the porches are glassed in, but the owner at any time could have either or both enclosed. Tribune readers who have been constantly following the progress of this campaign to determine actual construction costs and conditions confronting the small house builder today are familiar with the detailed description of this House Plan No. 6. The accompanying floor plans indicate the changes which have been made and which will be followed in the construction of one model house.



CELLAR PLAN

Tribune Houses Planned to Resist Spread of Fire

Use of Non-Flammable Materials at Vital Points Will Bar Rapid Movement of the Flames

By Wharton Clay
Member National Fire Protection Association and State Fire Marshals' Association.

With the observance of Fire Prevention Week, commencing to-day, it is well to consider that the small houses being built from Tribune plans, including House No. 6, at Larchmont Gardens, are all protected from within and, as much as possible, from without from the hazard of fire.

When the fact that \$64,000,000 represents the value of homes and residences destroyed by fire every year, proper fire protection is well worth careful thought. This would build 16,000 homes at a average construction cost of \$4,000 each. Year after year an average of 20,000 persons in America lose their lives by fire.

Doing something about it does not require that every home be built absolutely fireproof. "Fireproof" construction is expensive. The dollar today has diminished about one-half over the last six years in its purchasing power for the home builder. The average man must think twice before he decides to build a fireproof house. It costs too much.

Tribune House No. 12 has protection from possible flying sparks or flaming brands from above, with an asbestos shingle roof.

True its walls of frame are not fire-resisting, but again statistics show that 90 per cent of home fires are in the side fire, those in which the fire originates from within the home—fires caused by waste paper and rubbish in the basement, spontaneous combustion in the coal bin, overheated furnaces and furnace pipes, defective chimney flues, wood work on walls and ceiling set on fire by overheated stoves and ranges, and so on.

Masonry walls are in reality not much more fire-safe than a framed-wall building with the same interior construction. Fire will enter from without, through the windows and doors of a masonry-walled house as quickly as through those of the frame house. In other words, a wall is only as fire-proof as the windows and doors and doors it contains.

For fire protection from within, in constructing the Tribune model houses the Home Owners' Service Institute specified metal lath in certain places in place of ordinary wood lath. By protecting the basement ceiling with metal lath embedded in the plaster, it means that if a night fire should break out from an overheated furnace, it will be confined to the basement for upwards of an hour; usually ample time for detection and for the arrival of the fire department. If fire should start on the first floor, protection of the underside of the stairway and stairwell with metal lath and plaster would hold back the fire and allow ample time, if at night, for all to dress and escape by means of the stairway usually so hazardous at a time of such haste.

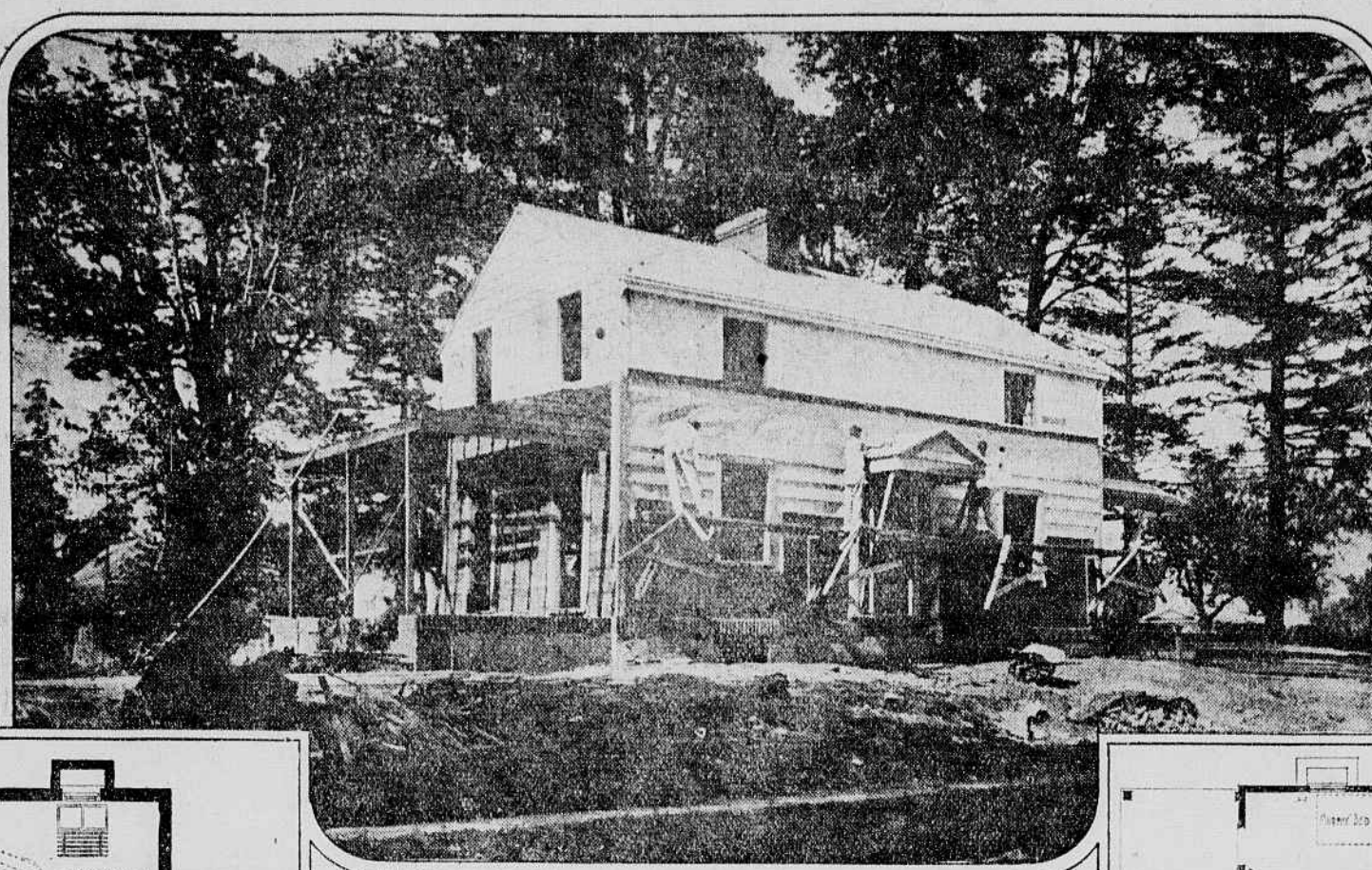
By protecting the five so-called vulnerable points of the house from within, the Tribune model houses are protected from within.

Better Homes Week will be celebrated in 6,000 communities throughout the United States from October 9 to 15. The suburban home about which the celebration will center in this district is one erected at Larchmont Gardens by the Empire Homebuilding Association under the direction of the Home Owners' Service Institute with New York Tribune co-operation.

YOU CAN MAKE BETTER HOMES WEEK MEMORABLE

This Larchmont Gardens home is one of several in better class suburban sections, built under "Empire" standards, now offered for sale at reasonable prices and on attractive terms. Why not celebrate Better Homes Week by becoming an owner?

EMPIRE HOMEBUILDING ASSOCIATION, Inc.
347 Madison Ave. Vanderbilt 4744



LARCHMONT GARDENS HOUSE SHOWING RAPID STRIDES BEING MADE BY BUILDERS.

American Cottage Charming And Inexpensive Home

Design Is Best Suited to Suburbs or Country Beyond; Has Four Rooms Arranged to Provide Maximum Amount of Comfort for Small Family

There is unusual charm about the little house of frame illustrated this week as Plan No. 28 in the Tribune series. With its front walls of lower story and walls of entry covered with narrow clap boards, the remainder of the exterior walls covered with wide clapboards (or siding), an unusual and interesting architectural achievement is the result.

Inexpensive to build, yet exceedingly attractive, this four-room design of American cottage type received prize and honorable mention for the architect, Richard M. Powers, of Boston, Mass., in the recent National Architect's "Small House Competition."

According to the Home Owners' Service Institute, it can be built for between \$5,500 and \$6,000, depending upon locality and equipment used. The color scheme specified is pearl gray with sash, doors and lattice painted white and the blinds olive green.

Design Not Suitable to City
Use of common brick and brick veneer for construction of the lower story would also achieve a pleasing architectural effect. Old fashioned and quite riotously planting of vines, shrubs and flowers should be carried out on the surrounding grounds to obtain the right setting for this small home.

Its high chimney of brick is another outstanding feature of its unusual design. This is not a city home by any manner of means. It should only be built in a suburb or in the country. It is most compact house being 16.2x32.3 in size. It could be built on a 20-foot lot, if the front porch was altered. The cubical contents is 1,433 cubic feet, including porch and back porch entrance to the cellar.

The four rooms are living room, dining room and two bed rooms. The living room occupies the entire front half of the house. This provides light on three sides. There is a vestibule entry from the porch into the living room. A china closet is built in on one side of the fireplace at the front of this room. Stairs to the second floor open into the living room. Along the living-dining room are shown the possible locations of drop-leaf table and a bed davenport, which makes possible the comfortable accommodation of a guest over night, if needs be.

The kitchen is cleverly planned with entry, small store room, and pantry with space for the ice box and a built-in kitchen dresser, next to the sink. Each of the two bed rooms upstairs are lighted by windows on three sides. There are four closets and a bath room on the second floor. Access to

storage space above can be obtained through a trap door to the attic.

Outline of Construction
Complete working drawings and specifications, ready for contractor's estimate and building, can be obtained from the Home Owners' Service Institute, 37 West Thirty-ninth Street. An outline of these specifications follows:

Masonry—Footings, foundation walls, cellar floors and porch floors inside of stone border to be of concrete. Chimney to be of common brick, above roof of a dark hard burnished brick, as shown on working drawings, and lined with terra cotta due lining. Fireplace to have hearth and jambs of face brick and rough texture cement mortar facing applied to the brickwork.

Plastering—All interior walls and ceilings to be plastered two, and in some cases three, coats work on spruce wood lath, one coat on the cellar ceiling. Metal lath for fire and crack prevention to be used according to specifications of the Associated Metal Lath Manufacturers.

Painting—All exterior woodwork to be painted three coats of lead and zinc in oil; color as selected.

Interior woodwork to be painted three coats. Varnish shall be mixed in lead, zinc and oil paint to give it a gloss. Bathroom workwork painted and

enameled. All wooden floors to be stained and waxed. Stair treads to be stained and waxed. Plaster walls to be painted four coats, the intermediate and final coats to have varnish mixed with them to give a gloss; final coat in both rooms to be of enamel. Plaster ceilings shall be finished with tinted water paint.

Plumbing—Detail specifications call for the installation of complete sanitary and service system. All fixtures to be selected by the owners.

Heating—To be an approved type of warm air system, as selected by the owner. The installation shall include pipes of ample size properly concealed in floors and with all exposed pipes wrapped in asbestos covering.

Electric Wiring—Detail specifications call for complete installation to provide all necessary conduits, wiring, wiring, outlet boxes, cut-out fuses, switches, etc., for the complete electrical equipment of the house in accordance with the requirements of the Board of Fire Underwriters. Sufficient outlets are required for utility and convenience of electrical equipment.

Flat Dwellers Show Strong Desire for Small Homes
Astoria Developers Report 200 New Houses Have Practically Been Sold

Twenty-eight houses in the one-family house development of the Potter Avenue Realty Corporation, in the Astoria section of Long Island City, were sold during the week. The builders report that they have practically sold the last of the 200 houses which they started to build in this section last April. The majority of buyers have come from sections of the city outside of Queens. Many of them come from Manhattan.

Orders have been given by the builders to finish work in the next few weeks. In this the borough officials in Queens are co-operating with the managers of the company.

The community that has been established by this company is one of the most interesting in Queens. Some of the most progressive among the newcomers are planning to organize a community association to provide for entertainments and to assist in developing a neighborly spirit.

Rev. Dr. Rufus P. Johnston Buys Westchester Acres
The Briarcliff Realty Company sold through H. H. Riley the fifteen-acre Knox site, on Pleasantville Road, to the Rev. Dr. Rufus P. Johnston, former pastor of the Fifth Avenue Baptist Church. Plans are now under way for the construction of a fine residence. The same company sold to Charles H. Krueger, of Brooklyn, a three-acre plot, on Birch Road, adjoining the Briarcliff Country Club property; also an acre plot on Pleasantville Road to P. Manahan.

House Will Be Ready For Better Homes Week

Builder Will Report "All Clear" on Friday; Mrs. G. Vernor Rogers Certain Her Committee Will Have Dwelling Ready for Public Three Days Later

Changing an empty house into a furnished, restful place of beauty, completely equipped with modern devices for lightening labor about the home is a task in itself. To create that transformation while carpenter, plumber and painter complete the construction of the house is in reality a great undertaking.

Amid a scene of orderly confusion at the corner of Harmon Drive and Weaver Street, in Larchmont Gardens, Tribune House No. 6 is rapidly nearing completion. Carpenter's hammer and plumber's wrench and paperhanger's brush—within—are held simultaneously away. Landscaper, arborist's plumb and the nurseryman's spade, stonemason's trowel and painter's brush—without—are feverishly

Even the sign painters who are erecting the big boards which will blazon forth the message that Tribune House No. 6 will be opened on Monday, October 9, as New York's suburban demonstration home for the first annual observance of "Better Homes Week" in America, are pressed for time.

The chairman of the Advisory Committee on Furniture and Decoration, Mrs. G. Vernor Rogers, announces that the house will be ready. The Home Owners' Service Institute, supervising the construction and the Empire Home Building Association, its builder, advise that the house will be complete on October 6, giving three days for the finishing touches of decoration and for furnishing and installing labor-saving equipment dear to the heart of every housewife.

Message From the President
Regarding this, George B. Christian Jr., secretary to President Harding, has written:

"I am directed by the President to assure you of his earnest endorsement of the better homes campaign. He regards the campaign as of particular importance because it places emphasis not only upon home ownership, which he regards as absolutely elemental in the development of the best citizenship, but upon the material sanitation and equipment of the home."

"There are 20,000,000 housekeepers in America. For them the home is their industrial center as well as their place of abode, and it is felt that altogether too little attention has been paid to lightening the labors and bettering the working conditions of these women."

The President feels that the women who are so successfully conducting this campaign are entitled to all consideration and recognition and he hopes that every community in America will exhibit a model of citizenship in furnishing, decorating and equipping Tribune House No. 6 for the "Better Homes Week" demonstration.

The following organizations are lending their hearty co-operation: Furnishings, hangings and wall coverings, W. & J. Sloane; wall decoration and wall paper, the Wall Paper Guild; china and special decorations, Orlington's; electrical equipment selected and approved by Tribune Institute, with installation specified by the Society for Electrical Development, and gas equipment by the American Gas Association.

Complete equipment of the model house will be given next Sunday on the "Small House Page," together with an itemized statement of its low cost.

Tribune House No. 6 will be opened from October 9 to 15, inclusive, completely furnished and equipped. For three weeks thereafter, until Monday, November 5, it will remain open—but not furnished—a model of a moderate cost, yet substantially built.

Better Homes Urged By Prominent Persons
President Harding 'hopes that every community in America during the Better Homes Week Campaign will exhibit a model home.'

Secretary Hoover says: "While we are about better homes for America, let us have in mind not houses merely, but homes. There is a large distinction. The man who owns his own home has a happy sense of security. He will invest his hard earnings to improve the house he owns. He will develop it and defend it. No man ever worked for or fought for a boarding house."

Tribune House No. 6 has been officially designated by the National Advisory Council for "Better Homes Week," to be observed October 9 to 15, as New York's suburban demonstration home.

Mrs. G. Vernor Rogers, chairman of the Committee on Furniture and Decoration, says: "New York's model home will be worth fighting for. It combines the best in small house architecture, construction, decoration, furnishing and modern labor-saving equipment for the housewife, but from its conception it has been studied with a view to low cost in building and furnishing so that in every sense it would be a demonstration Better Home for the average American of modest means."

Additional Real Estate News will be found on page 7.

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